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3/26/2026 4:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472155

Prepared by and return to:

Lori A. Wellbaum  
Wellbaum Law, P.A.  
686 North Indiana Avenue  
Englewood, FL 34223

File No 2026-62

Doc Stamp-Deed: \$805.00

Parcel Identification No 0853051207

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of March, 2026 between Beth Ann Contreras, individually and as Trustee of the Marylou Ziss Revocable Living Trust, dated November 8, 2022, whose post office address is 5021 King Tarpon Drive, Punta Gorda, FL 33955, Grantor, to George K. Peters and Nancy C. Peters, husband and wife, whose post office address is 2624 East Sundance Drive, Appleton, WI 54913, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 10201 of QUAIL'S RUN, PHASE X, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1337, Page 1727, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 13, Page 24, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Grantor herein covenants that subject property is not his/her homestead nor contiguous to his/her homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marylou Ziss Revocable Living Trust, dated November 8, 2022

By: Beth Ann Contreras  
Beth Ann Contreras, individually and as Trustee  
5021 King Tarpon Drive, Punta Gorda, FL 33955

<p><u>Brittany Scales</u> WITNESS PRINT NAME: <u>Brittany Scales</u></p> <p><u>Alexandra Rhoads</u> WITNESS PRINT NAME: <u>Alexandra Rhoads</u></p>	<p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 1 ADDRESS</p> <p>686 N Indiana Ave, Englewood, FL 34223 ----- WITNESS 2 ADDRESS</p>
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STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of MARCH, 2026, by Beth Ann Contreras, individually and as Trustee of Marylou Ziss Revocable Living Trust, dated November 8, 2022,  who is/are personally known to me or  who has/have produced Driver's License as identification.

Brittany Scales  
Signature of Notary Public

Brittany Scales  
Print, Type/Stamp Name of Notary

